

004.0

0008

0010.0

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTONAPPRAISED:  
USE VALUE:  
ASSESSED:Total Card / Total Parcel  
909,800 / 909,800  
909,800 / 909,800  
909,800 / 909,800

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
67-69		MAGNOLIA ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: VOGT MARY W	
Owner 2:	
Owner 3:	

Street 1: 67 MAGNOLIA STREET	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Own Occ: Y

PREVIOUS OWNER	
Owner 1: CHAMBERLIN J./WAKEFIELD J. -	
Owner 2: TRS/ JUDITH ROSS CHAMBERLIN TR -	

Street 1: 67-69 MAGNOLIA STREET	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry

Postal: 02474	Type:
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NARRATIVE DESCRIPTION	
This parcel contains .104 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1924, having primarily Wood Shingle Exterior and 2846 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 1 HalfBath, 12 Rooms, and 5 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

Amount	Com. Int

PROPERTY FACTORS	
Item	Code

Description	%	Item	Code	Description
Z R2	TWO FAMIL	100	water	

o		Sewer	
n		Electri	

Census:	Exempt
Flood Haz:	

D		Topo	1	Level
s		Street		

t		Gas:	
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LAND SECTION (First 7 lines only)	
Use Code	Description

LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family	4550	Sq. Ft.	Site		0	80.	1.22	1									445,201						445,200	

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
104	4550.000	463,900	700	445,200	909,800		4587
Total Card	0.104	463,900	700	445,200	909,800	Entered Lot Size	GIS Ref
Total Parcel	0.104	463,900	700	445,200	909,800	Total Land:	GIS Ref
Source:	Market Adj Cost		Total Value per SQ unit /Card:	319.68	/Parcel: 319.68	Land Unit Type:	Insp Date
							09/25/18

PREVIOUS ASSESSMENT								Parcel ID	004.0-0008-0010.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	463,900	700	4,550.	445,200	909,800		Year end	12/23/2021
2021	104	FV	442,500	700	4,550.	445,200	888,400		Year End Roll	12/10/2020
2020	104	FV	442,500	700	4,550.	445,200	888,400	888,400	Year End Roll	12/18/2019
2019	104	FV	339,600	700	4,550.	473,000	813,300	813,300	Year End Roll	1/3/2019
2018	104	FV	363,900	700	4,550.	345,000	709,600	709,600	Year End Roll	12/20/2017
2017	104	FV	340,700	0	4,550.	300,500	641,200	641,200	Year End Roll	1/3/2017
2016	104	FV	340,700	0	4,550.	256,000	596,700	596,700	Year End	1/4/2016
2015	104	FV	302,500	0	4,550.	250,400	552,900	552,900	Year End Roll	12/11/2014

SALES INFORMATION								TAX DISTRICT			PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif						487
CHAMBERLIN J.W	1381-136		3/25/2010	Estate/Div	619,800	No	No							
CHAMBERLIN JUDI	1368-118		5/27/2009	Family	100	No	No							
CAHN HOWARD A	1265-64		3/7/2003	Family	1	No	No							
	1031-22		6/1/1987		263,000	No	No	Y						

BUILDING PERMITS										ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment		Date	Result	By	Name		
9/25/2018		Meas/Inspect								DGM		D Mann			
8/26/2017		MEAS&NOTICE								HS		Hanne S			
1/23/2009		Meas/Inspect								372		PATRIOT			
9/20/1999		Mailer Sent													
9/20/1999		Measured								264		PATRIOT			
8/28/1993												KT			

Sign:	VERIFICATION OF VISIT NOT DATA	/	/



<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>								
Type: 13 - Multi-Garden	2A - 2 Sty +Attic	Full Bath: 2	Rating: Average	A Bath:	Rating:	electric heat on 3rd fl.														
(Liv) Units: 2	Total: 2	3/4 Bath:	Rating:	A 3QBth:	Rating:															
Foundation: 3 - BrickorStone	Frame: 1 - Wood	1/2 Bath: 1	Rating: Average	A HBth:	Rating:															
Prime Wall: 1 - Wood Shingle	Sec Wall:	OthrFix:	Rating:																	
Roof Struct: 2 - Hip	Roof Cover: 1 - Asphalt Shgl	Kits: 2	Rating: Average	A Kits:	Rating:															
Color: BLUE	View / Desir:	Frl:	Rating:	Lvl 2																
		WSFlue:	Rating:	Lvl 1																
				Lower																
<b>GENERAL INFORMATION</b>				<b>CONDO INFORMATION</b>																
Grade: C - Average	Year Blt: 1924	Eff Yr Blt:	Location:	Total Units:	Floor:															
Alt LUC:	Alt %:			% Own:																
Jurisdct:		Fact: .		Name:																
Const Mod:				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>								
Lump Sum Adj:				Phys Cond: FA - Fair-Avg	35. %					Exterior:	No Unit	RMS	BRS	FL						
				Functional:						Interior:	1	6	3							
				Economic:						Additions:	1	6	2							
				Special:						Kitchen:										
				Override:						Baths:										
				Total:	35.6 %					Plumbing:										
										Electric:										
										Heating:										
										General:										
<b>CALC SUMMARY</b>				<b>COMPARABLE SALES</b>																
				Basic \$ / SQ: 180.00	Size Adj.: 1.06338584	Const Adj.: 0.99980003	Adj \$ / SQ: 191.371	Other Features: 114000	Grade Factor: 1.00	NBHD Inf: 1.00000000	NBHD Mod:	WtAv\$/SQ:	AvRate:	Ind.Val						
										LUC Factor: 1.00	Juris. Factor:		Before Depr: 191.37							
										Adj Total: 720383	Special Features: 0	Val/Su Net: 108.26								
										Depreciation: 256456	Final Total: 463900	Val/Su SzAd 182.64								
										Deprecated Total: 463927										
<b>MOBILE HOME</b>				Make:	Model:	Serial #:	Year:	Color:												
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 004.0-0008-0010.0																
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value			
19	Patio	D	Y	1	12X16	A	AV	2000	4.20	T	15.2	104			700		700			
More: N	Total Yard Items:	700	Total Special Features:		Total:	700														

**IMAGE**

**AssessPro Patriot Properties, Inc**